

Special Exception Concept Outline

(A) INCENTIVE ITEM	(B) CRITERIA	(C) DWELLING UNITS CALCULATION
<p>Agricultural Preservation</p> <p>Historic Preservation</p> <p>Parkland/Open Space</p> <p>Transportation Corridor(s)</p>	<p>General Qualifications and Requirements:</p> <p>Must acquire residential development rights for Rural Agriculture (RA), Rural Conservation (RC) Districts or other residential classifications.</p> <p>Eligibility:</p> <p>Residentially zoned properties within the designated Service Districts are eligible to apply for the special exception density bonus. This process shall be allowed only within designated Service Districts, excluding the Village Service Districts of Calverton, Catlett and Midland;</p> <p>Objectives: (1) Establish a hard open space edge around the perimeter of a Service District; (2) Obtain parkland and open space locations; (3) Preserve valued historic properties; (4) Protect future and critical transportation corridor(s); (4) Density must be compatible with the neighborhood and that envisioned within the Comprehensive Plan; and (5) Results in the implementation of the adopted Service District Plan.</p> <p>The end result is that development rights in one location are extinguished, while a density bonus is allowed in another nearby location.</p> <p>General Criteria:</p> <p>RA or RC properties: this purchase must remove all lot potential for tracts 30 acres or greater in size, and result in a recorded non-common open space</p>	<p>One equivalent residential unit for each unit of development potential removed from the designated RA and /or RC, R-1, R-2, R-3, and R-4 zoned parcel.</p> <p>Credit is based on the allowable density (sliding scale) established in Section 2-308.2 for the parent parcel of record as of 21 May 1981, or for the applicable residential zoning, and adjusted by floodplain deductions, pursuant to Section 2-308.4 and certified individual drainfield site capacities.</p> <p>The requisite easement(s) for the designated properties identified in the special exception process must be recorded in conjunction with the final plat.</p> <p>Special Exception Application:</p> <ol style="list-style-type: none"> 1. Density Bonus: Up to 30 percent. 2. Consistent with the density of the Comprehensive Plan for that location; 3. Compatible with the adjoining neighborhoods; 4. Preliminary plat must show the added lots and how Zoning and Subdivision

	<p>easement.</p> <p>For R-1, R-2, R-3, R-4 properties: the lot potential must be removed, with a recorded easement (e.g., precluding any further subdivision).</p> <p>Location: The properties are all located either within the affected Service District or immediately adjacent to district boundaries.</p> <p>The requirement that the properties be contiguous with the district boundaries could be waived by the Board of Supervisors due to the unique nature of the property; for example: size, viewsheds, site historic values (National Register and/or Virginia Landmarks) or a combination of factors. Still the waiver must be for properties within close proximity to the Service District.</p> <p>This special exception density bonus does not apply to the Village Service Districts of Calverton, Catlett and Midland. Here new residential development is significantly constrained by the availability of public sewer and its associated permit capacity restrictions.</p>	<p>Ordinance requirements can be met;</p> <p>5. Public road impacts are assessed and essential improvements required for the overall project meet VDOT standards and the street network requirements of the Comprehensive Plan.</p>
	<p>Open Space:</p> <p>Dedication of Open Space to the County or recordation of a non-common open space easement resulting in the implementation of open space and linear park system elements adopted as part of the Service District elements of the Comprehensive Plan.</p> <p>This type of dedication or easement establishes the clear edge between a Service District and the neighboring rural areas, plus assists or results in linking public paths, preserved public and private</p>	<p>Note: there is no intention:</p> <ul style="list-style-type: none"> • to eliminate the open space and other zoning requirements for the service district properties receiving an approved special exception density bonus; or • relieve an applicant's project from the requisite transportation improvements within the specific neighborhood.

	open spaces and parks, schools and other pedestrian places within a community.	
	<p>Transportation Corridors:</p> <p>The adopted Comprehensive Plan may identify transportation corridors that are currently not part of the official VDOT 6-Year Transportation Improvement Program (TIP).</p> <p>Easements removing residential development potential from affected parcels within a critical corridor that needs to be protected for a future road will be considered. However, it must be a Board of Supervisors 6-Year Transportation Improvement Program. Such a corridor is important to protect from further residential development, and have it placed within VDOT plans and programmed funding, which includes future road design and construction.</p>	<p>Credit is based on the allowable agricultural or residential density of the affected parcel's existing zoning classification:</p> <ul style="list-style-type: none"> • RA or RC density (sliding scale) in Section 2-308.2 for the parent parcel of record as of 21 May 1981. • Residential density as identified in Section 3-401, if located in sewered areas, less floodplain (refer to Section 2-308.4). The affected parcel is constrained further and subject to established drainfield capacity for parcels in "Non-Sewered Areas".

Purpose: There must be direct benefit to the affected Service District resulting in open space, parkland, streets as envisioned and designated within the Comprehensive Plan. The concept of "no net density" gain, within the affected District, is also a goal sought for any residential special exception and rezoning application within the impacted Service District. Here lots, including a variety of density ranges and housing types, are clustered or placed in the more town scaled locations as planned within the adopted Comprehensive Plan, with the residential properties more effectively served with public water and sewer services, residential neighborhoods in closer proximity to shopping, schools and basic services. The density bonus needs to be within the established density range designated for the property within the adopted Service District Plan.

This outline identifies Agricultural Preservation, Historic Preservation, Village & Settlements, Open Space and Transportation Corridors (Comprehensive Plan) categories that are proposed to be eligible for such a special exception process regarding density bonuses in Service Districts. The proposed process would need to be added to the Zoning Ordinance after the requisite public hearing and adoption process through the Planning Commission and Board of Supervisors.